

# SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, CA 92067

## MINUTES OF MEETING

MAY 12, 2011

1. **CALLED TO ORDER** at 7:00 P.M.  
PRESENT: Christenfeld, Weinstein, Schlosser, Dill, Jones, Marks, Lemarie, Liska, Epstein, Arsivaud-Benjamin, Clotfelter  
ABSENT: Willis, McGee
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** none submitted
4. **OPEN FORUM:**
  - A. Neil Weinstein reports that the Vintage property with 34 units in The Crosby is now in escrow. First design is being presented promptly for proposed construction to begin in June.
  - B. Neil Weinstein reports that the Chinese Bible Church is having a Community Outreach meeting in 4-S Ranch Library in a week, and second meeting will be at the existing church in June.
  - C. Jacqueline Arsivaud-Benjamin reports that during the General Plan update process, Harmony Grove Meadows on the referral map, which proposes 171 units has been approved at the BOS level. University Heights did not pass.
  - D. Ira Epstein inquired as to whether there is a proposal for a wireless facility at Rancho Valencia.
  - E. Bruce Liska reports on the Undergrounding of utilities on Via de la Valle. The construction should be completed by early June so the lines will be underground. Distribution lines? Was advised that conceivably part of the Flower Hill expansion, which is now on hold due to jurisdictional dispute between City of San Diego and Coastal Commission. A proposed undergrounding ordinance from The City requires undergrounding in this same vicinity.
  - F. Laurel Lemarie reports on continuing discussion of the Extanet project in The Ranch indicates 49 sites in the Covenant, which shows two boxes on the poles, instead of one as was originally proposed. 8 antennas are in The Bridges, with an additional 2 proposed.
5. **GENERAL PLANNING ITEMS:**
  - a. **General Plan Update;** Draft response to DPLU re: our position on General Plan drafts, including conservation subdivision language; planning group control of projects through the community plans. **POSTPONED to 6-9-11**
  - b. **SD-20** county island west of Elfin Forest – proposed re-categorization from RL20 to SR10. Request to re-circulate Draft EIR **POSTPONED TO 6-9-11**
  - c. Review suggestions for road improvements/ maintenance needed throughout San Dieguito Region **POSTPONED to 6-9-11**
  - d. Future Meeting Locations for SDPG. **No current discussion**
  - e. Equine Ordinance – proposal to amend zoning ordinance to permit boarding of horses for a fee in residential zones as a matter of right. Discussion ensued. Elfin Forest submitted a draft letter commenting on the proposed ordinance that develops tiers for boarding of horses. Public comment period is already expired.

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**MOTION** by Paul Marks to recommend that there be no change to the zoning ordinance that would permit commercial boarding as a matter of right in a residential area. To the point that there may be some illegal commercial boarding presently, when it becomes a problem, the adjacent owners need to have the ability to pursue code enforcement. Making it a matter of right creates a problem for code enforcement. To place commercial use within a residential zoning area is contrary to the purposes of zoning. Seconded: Epstein

**Ayes = 10**

**nos = 0**

**abstain = 0**

**6. MAJOR PROJECTS AND LAND USE ITEMS:**

- A. AD 10-032 Northwood Barn – 16330 Rambla de las Flores, RSF @ Calle Chaparro** – second dwelling unit attached to barn: 650 sq. ft. unit over 1660 sq. ft. barn - Applicant Contact Maxwell Wethrich 858-756-1735 County Planner: Michelle Chan 858-694-2610 SDPG Planner: Laurel Lemarie.

**MOTION** by Laurel Lemarie to recommend approval of the project as presented. Seconded: Liska

**Ayes = 10**

**nos = 0**

**abstain = 0**

- B. AD 10-045 Lennar – Bridges – Suerte del Este Gate** – electric gate with card reader/keypad for controlling access to Via de las Flores from Suerte del Este –will affect or control access to existing Escondido Creek crossing from RSF to Elfin Forest over existing dirt road – use to be restricted to authorized users of the road - apn 264-650-09-00 Applicant contact: Mike Shapouri; Planner: Laurel Lemarie. **POSTPONED to 6-9-2011**

- C. P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **[To be continued – probably for several months for design changes]**

- D. Leach Fire Rebuild – 9588 Camino Santa Fe, Santa Fe Valley SPA.** Previously heard – anticipate re-design Applicant Contact: David Hinton 951-579-8147 Planner: Paul Marks 760-489-0900 **POSTPONED to 6-9-2011**

- E. Rancho Cielo SPA05-004, TM5440, TM5441;** Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333. **POSTPONED to 6-9-11**

**7. REPORTS AND GENERAL DISCUSSION:** none reported

**8. ADMINISTRATIVE MATTERS:** none reported

Meeting adjourned at 7:56 p.m.

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